



SPECIAL WORKSHOP MEETING NOTICE OAK HARBOR CITY COUNCIL

NOTICE IS HEREBY GIVEN that the Oak Harbor City Council will hold a Special Workshop Meeting on:

Date: Tuesday, May 19, 2015

Time: 3:00 p.m. – 5:00 p.m.

Location: City Hall Council Chambers, 865 SE Barrington Drive, Oak Harbor, WA 98277

Note that no action will be taken at this meeting.

AGENDA

1. Discussion Regarding Resolution 15-14: WWTP – Use of property underlying the Whidbey Island Bank Building after Construction
 - a. City Council comments and questions submitted to staff
 - b. Staff response to Council comments and questions

Anna M. Thompson
City Clerk
Posted on May 15, 2015

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Mayor Scott Dudley
Oak Harbor City Council
Directors

REMOVE: After May 19, 2015

The City Council may meet informally in workshop sessions (open to the public) to do concentrated strategic planning, to review forthcoming programs of the City, receive progress reports on current programs or projects, or receive other similar information from the City Administrator, provided that all discussions and conclusions thereon shall be informal. Council shall make no disposition of any item at a workshop meeting. Public comment is not normally allowed at workshop meetings, although Council may allow, or request participation.

Please contact the City Clerk at 360-279-4539 within 24 hours advance notice for special accommodations.

City of Oak Harbor
City Council Workshop Meeting
May 19, 2015



Council Workshop Resolution 15-14 - WWTP

City Council Workshop Discussion

Attachments

- Council Comments
- Public Comments

Council Comments

Staff to Council for Discussion at May 19, 2015 Workshop Added on May, 18, 2015

5/11/2015

From Councilmember Severns to Staff

I didn't get this finished by 5:00 PM as Larry requested but here are my concerns regarding our current plans and I'll get some questions about the building demolition included at the end. I lead the argument to site at Windjammer. At the time I was not, and am still not, impressed with the alternative of pumping our effluent two plus miles from our current site up one of the steeper hills on North Whidbey to a place in the County for treatment and again pumping the treated result back to the same approximate site and into the outfall for discharge. At that time my greatest concern with Windjammer was cultural findings that might create more time lost and money spent than expected. I was convinced the two sites would have been similar in expense so I voted not to pump.

I believe we are hearing now from Hoffman that the expense to fit our MBR plant on the site we purchased plus a little extra land south is the most expensive place we could have chosen. I am very concerned about the future increases in rates to our rate payers. I know only one of you will be affected by these rate increases but you all need to consider this increase as if you will ultimately be paying up to \$90/month to flush and shower.

I believe we should reconsider the property owned by Leslie Vandervoet located on SE 8th Ave. The land is Lots 35 - 39, Plat of Ely's Westside Addition (S6575-00-00035) and is about 3.2 acres in size. This location may not require the building enhancements, park concerns including the RV park thirty month closure, and parking requirements that we now anticipate with the bank property. The big questions are can we change directions at this time, get our plant built without a State moratorium, recover most of the money spent to date in Windjammer, and save enough money to make a difference for our rate payers? I think we owe at least a discussion of this idea to our citizens.

Now for questions regarding demolition of the bank building. I assume we're voting to demolish all existing improvements? Can you tell us what the estimated demolition cost will be? Can you tell us more about the process? How demolition will be done and what will neighboring properties experience? If you plan to leave it until the end of 2017, what should we do with it during that time? I may send more questions tomorrow, sorry.

As we move forward I believe we can be accountable to our citizens if we work to keep under the 90's. Under 90 million and under \$90/month. Do you think we can do this at Windjammer?

5/11/2015

From Councilmember Paggao to Staff

The Staff has offered the City Council three recommendations to choose from to satisfy the easement requirements for parking spaces. I feel that these recommendations are important and should be discussed first before making further recommendations/options.

Let us start with recommendation #2: Use existing City property (Park land) to satisfy the need.

Council Comments

This becomes a possibility when the City Council approved Ordinance 1728 (Consent Agenda 6j, City Council regular meeting on May 5, 2015), Sale or Exchange of Real Property (OHMC 1.30). However, I am not comfortable with the provision of this Ordinance. The use of park land for parking spaces is not in the best interest of the public. The City Council, together with the public, has time and time again, have explicitly reiterated that there will be no loss of park land in the construction of the WWTP. Therefore, this recommendation shall be used only as a last resort.

Recommendation #3: Use the existing City property (WIB) to satisfy the need.

Questions related to this recommendation:

- (1) Cost of demolishing the WIB building?
- (2) Cost of Improvements to build parking spaces after the WIB building is demolished?
- (3) Increase in costs if items #1 and #2 are both done in 2018 instead of this year, 2015?
- (4) Fiscal impacts? What funds will be used?

Recommendation #1: Leasing/purchasing a permanent/temporary easement of real property from an adjacent land owner to satisfy the parking needs.

I feel that this recommendation should be highly considered.

During the Council Workshop on April 22, 2015, there was an interest shown by a private business to lease the WIB building or a portion of the building for commercial use. The Real Estate agent has indicated that only minor improvements are necessary to lease. This will preserve the WIB building for use of the tenant/s, for use of the WWTP construction team, and possibly use a space for public information on the progress/schedule of construction during the construction period.

In the meantime, the City can pursue on purchasing/leasing a real property from an adjacent land owner to satisfy the parking needs. Funds derived from leasing the WIB building (and other funding sources?) can be used for this purpose. "Eminent Domain" can be used to acquire the adjacent land for Economic Development reasons, if all other efforts of negotiations are exhausted.

Is this option a possibility?

Thank you.

5/12/2015

Email from Councilmember Severns to Staff:

I got your voice mail this morning regarding last night's email, thanks. Sorry to be unavailable yesterday and until now today but we have been involved in some other affairs.

Hopefully it is not too late to get a better understanding of the wide range of costs of repairs to the building we may demolish. What will the low range repair? What would it cost to repair to move City Hall to the building? I am often asked why the Library couldn't be moved to this location and it would be a good time again to give our citizens that answer. Can someone bring the appraisal(s) to the workshop that we relied on to purchase the property? Lastly I hope someone has communicated with the County about the current assessed value of the buildings we may demolish?

Citizen Comments

Franji H Christian

Questions for the 5/19/15 Special WWTP Workshop

1. Why is there no "Citizens Project Advisory Committee" appointed by the Council and composed of a broad range of civic stakeholders? The committee, although advisory would interact with the WWTP Project Team (staff and consultants) and have the ability to arrive at a consensus.

2. Why must the old bank building be left up until the end of the project?

If it were taken down:

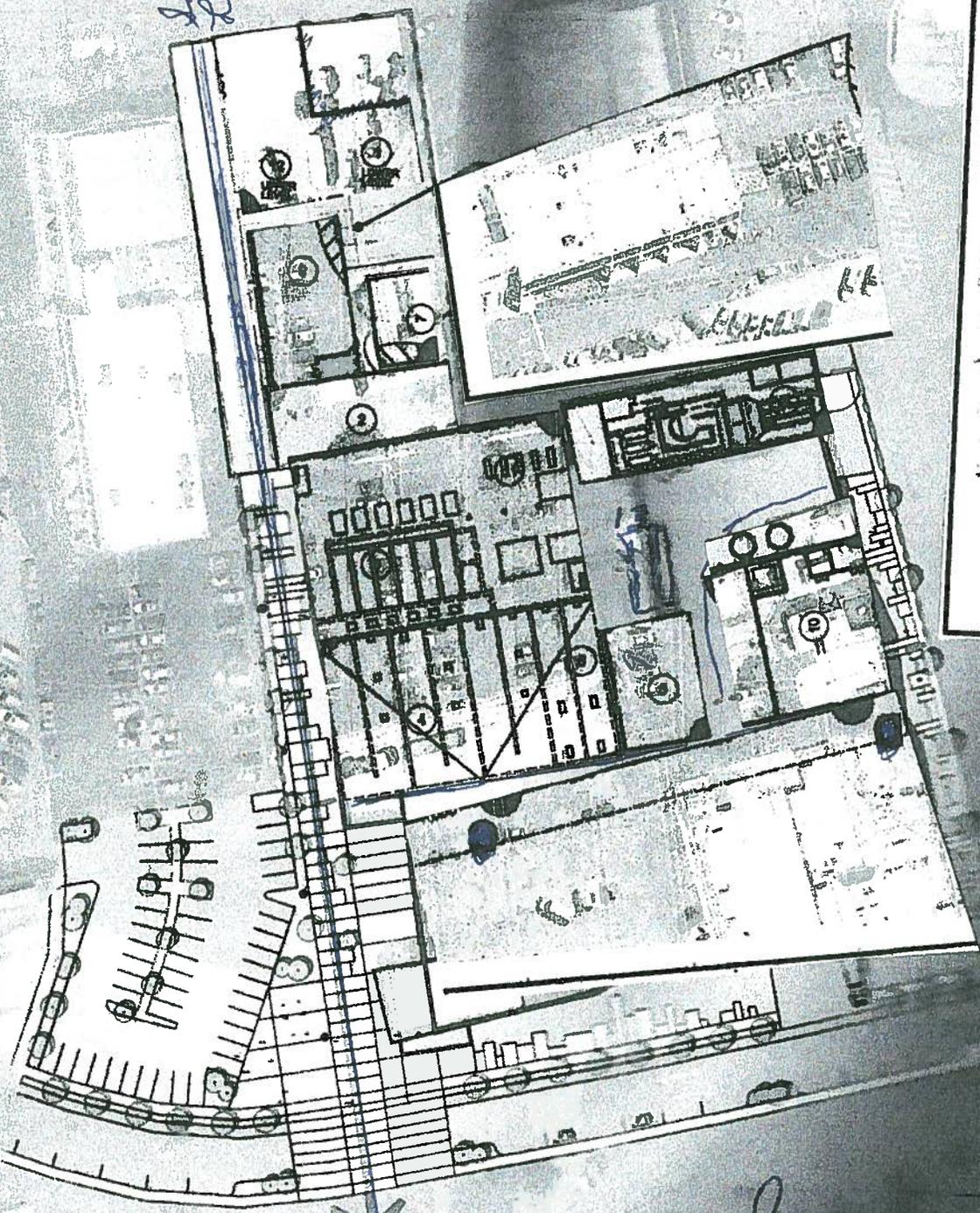
- ☞ We could move the "Community Building and the "Administrative Building" up to Pioneer and create a "Main Street" presence. The city might incorporate an overall "Oak Harbor Information Center."**
- ☞ Care should be taken to insure a "site line" or European "Alley" from Pioneer to the Windmill**
- ☞ Put parking on 2nd floor**
- ☞ Enlarge the "Training Center" to the 200 person capacity originally offered, on the 3rd floor. The City could issue a variance and make the WWTP the keystone of the new downtown. (see diagram)**

3. When will the Council get to see the revised drawings incorporating the May 6 design Charrette feedback (at least the appearance of varied roof lines, use of more NW building materials)?

4. At what point will it be too late to make changes to the basic appearance of the facility?

Citizen Comments

*Site
Line*



BUILDING LEGEND:	
1	ADMINISTRATION BUILDING
2	MAINTENANCE BUILDING
3	HEADWORKS BUILDING
4	AERATION BASINS
5	WAS STORAGE
6	MEMBRANE TANKS
7	EMERGENCY GENERATOR
8	ELECTRICAL BUILDING
9	AERATION BLOWER BUILDING
10	SOLIDS BUILDING
11	UV DISINFECTION
12	COMMUNITY BUILDING
13	ODOR TREATMENT SYSTEMS

*Suggested
Preliminary
Site Map
(Not to Scale)*

Citizen Comments

Susan D. Myers
360-682-6552

May 14, 2015

Questions

1. Who makes the final decision about what the buildings look like?
2. Why can't the needed complex be built somewhere else?
3. Was the large open corner on Bayshore considered (carnival site)?
If not - why not?
The city wants the sewer plant in town
The city wants it close to the existing & new outfall
The city wants it close to the existing collection point
Both the Bayshore corner and the Freund property meet these criteria
Both of these sites have hills behind them to lessen the impact
of how massive the complex will be.

Statements

1. It is in the wrong place! NO ONE in the public wants it in the center of Out Harbor -
in the center of Windjammer Vicinity
essentially on the harbor waterfront
This is insane. When you (the city council) chose Windjammer over Crescent Harbor - you illustrated the plant fronting on Pioneer Way. When it became clear that it could not (for whatever the reason) be located as shown,
question } Who made the decision that it be moved closer to the water,
closer to the windmill - into the park?
2. It will be HUGE
and this should control the aesthetics of where it is placed.

Citizen Comments

Statements continued

3. The city engineer, Joe Stowell, has his heels dug in and does not want to change location - at all, not even open to breaking up the complex in any way.
4. The current design is unacceptable (model on display)
5. It is ugly - too "institutional"
6. The flat roof may be an attempt to "lower the impact" of this massive group of buildings - but it won't help.
7. There will still need to be poles & wires all over the roof just like on Wells Fargo building and the DSHS (?) building on Pioneers.
8. In the minutes posted on line of the November 13, 2014 Design Workshop there are many pictures of both water treatment plants elsewhere, and local schools & commercial buildings in Oak Harbor.

In these photographs there are a number of buildings (water treatment plants) with roofs having some angles, and many of them are also in settings with large trees near-by. We don't have this - we have beautiful waterfront. The Blaine plant is on a water location and has an appealing northwest appearance, but it is small. Much smaller than what you are choosing for us.

Citizen Comments

Facility Design Charrette

The attendance of invited, hand-picked members who are supposed to have input on design was discouraging. At the May 6th meeting there were 6. The questions and discussion was artfully led by Erin Taylor.

There were 8 of us "public" in the audience not allowed to speak or contribute.

The model was already there to be unveiled, so any variation/suggestions that were spoken didn't have any real purpose.

There is no way a complex of this size and purpose will ever "integrate with the park," or "add value to existing Windjammer Park."

At this charrette (maybe) it was disclosed that the area designated for the "training facility" will accommodate 20 people at long tables, or 120 in chairs. The city has been trying to sell us on this project by providing a 200 seat area for public use.

All we need right now is an efficient sewer treatment plant, not this huge, institutional looking (ugly) group of buildings in Windjammer Park. Legally, the planned location may not be in the park, but the public perception is that it is on our waterfront, in our park.

Citizen Comments



Most equipment in the Blaine
WMA MBR treatment facility
is enclosed in a attractive
building. *yes, it is.*

Citizen Comments

May 14, 2015

*This location (if the sewer treatment plant must be in town)
makes far more sense than putting it in our park, on our
water front/harbor*

